



28 Kingsley Road, Silverstone, Northamptonshire, NN12 8UF

HOWKINS &  
HARRISON



28 Kingsley Road, Silverstone  
Northamptonshire, NN12 8UF

Guide Price: £329,000

This beautifully presented two bedroom semi-detached property sits on the edge of the sought-after village of Silverstone and is within a convenient walking distance of all the amenities in the village including the new Junior school. The property benefits from a fitted kitchen, utility room, a first-floor bathroom, and a large south westerly facing enclosed rear garden with generous parking to the front. Subject to planning, there is great potential to extend the property.

### Features

- Semi-detached
- Two bedrooms
- First floor bathroom
- Fitted kitchen
- Utility room & cloakroom
- Sitting room
- South westerly facing rear garden
- Two garden studios
- Generous driveway parking
- Energy rating D



## Location

The highly regarded village of Silverstone is located approximately 4 miles south of the market town of Towcester. Silverstone is not only famous for motor racing, it is a well serviced village which includes a local shop, post office, public house, newly built primary school and doctors' surgery along with many community based groups such as football, Brownies, WI, and gardening clubs.

There is good access to the main arterial roads of the A43, A5, M1 and M40 with train services from Milton Keynes and Northampton with journey times to London Euston of approximately 30 minutes and 50 minutes respectively.

Sporting activities in the area include rugby, hockey, tennis, netball and cricket at the nearby Towcestrians Sports Club, golf at Silverstone and Whittlebury Hall, sailing at Draycote Water, Pitsford and Hollowell Reservoirs, and of course the world famous motor racing at Silverstone.



## Ground Floor

Entrance hall, sitting room, fitted kitchen with a range of integrated appliances including a single oven, hob, and fridge freezer. Off the kitchen is the utility room and cloakroom.

## First Floor

There are two double bedrooms and a bathroom with a walk-in shower and separate bath.

## Outside

The property is approached across a gravel drive that offers a generous amount of parking. A courtesy gate leads to the rear garden. To the rear of the property is a large patio, with the remainder mostly laid to lawn with a border containing mature shrubs. There are two recently installed studios, both insulated and with power connected; one is currently used as a mini gym, and the other as a yoga studio.



## Viewing Arrangements

Strictly by prior appointment via the selling agents, Howkins & Harrison. Contact TeL:01327-353575.

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

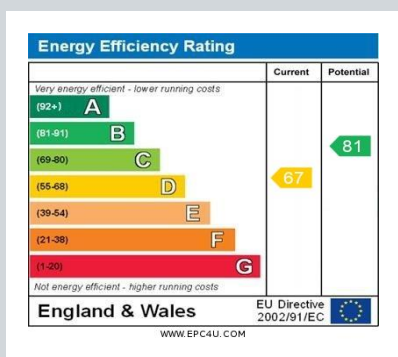
## Services

The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

West Northamptonshire Council – Tel:0300- 1267000.

## Council Tax Band - B



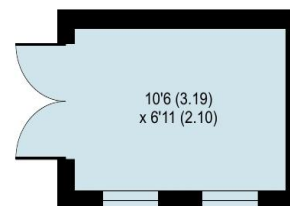
## Kingsley Road, Towcester, NN12

Approximate Area = 780 sq ft / 72.5 sq m

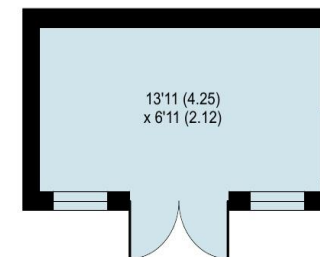
Outbuildings = 169 sq ft / 15.7 sq m

Total = 949 sq ft / 88.2 sq m

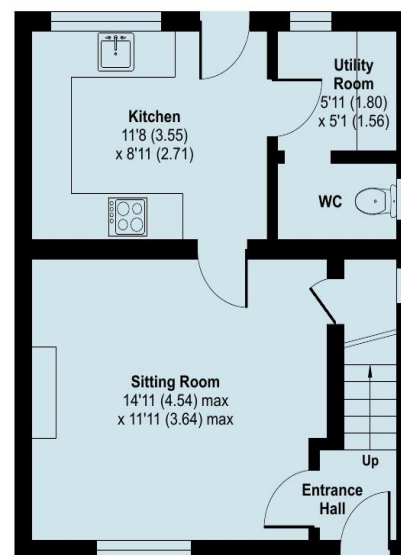
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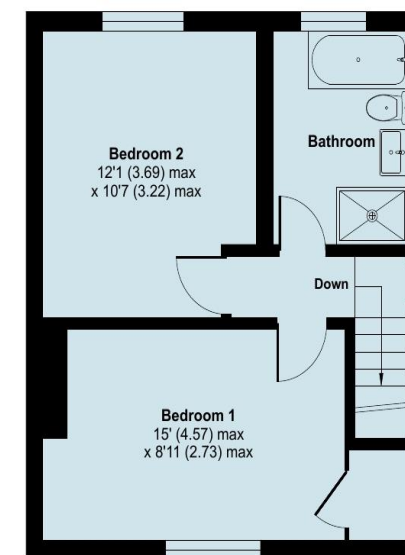
OUTBUILDING 2



OUTBUILDING 1



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Howkins & Harrison. REF: 1230055

## Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.